

HARB

Docs



Supervisors Workshop
August 29, 2013
3:30 PM

Call to Order

Approval of Minutes

Public Comment (10 minutes)

Legal (15 minutes)

- Fee In Lieu Ordinance
- Pettinaro Penn DOT Stormwater Agreement
- Hoffman's Mill Road

Engineering (15 minutes)

- Harvey Run Trail
- Act 537 Update

Planning Commission (15 minutes)

- Planning Commission Request for Public Meeting to Discuss Future Development in NE Corner of Twp.
- Watkins Building, 1516 Wilmington Pike – Conditional Use approval
- Request to Supervisors to update the Recreation Plan

Administration/Finance (15 minutes)

- ARLE Grant Award
- 2014 Budget process
- Screen/projector updates
- 1421 Wilmington Pike (Audi)

HARB (Mike Ashmore, 20 minutes)

- Request that the BOS authorize HARB to explore ways to preserve the historic building (octagon school house) at the corner of Heyburn and Ridge. Ideas discussed included approaching the Chadds Ford Historical Society, DCNR, and Brandywine Conservancy.
- Certificate of Appropriateness
 - Brandywine Conservancy, 1 Hoffmans Mill Rd.: Light standards for parking lot
 - Fellini Café, 1620 Baltimore Pike: Exterior Roof top fans
 - Antica Restaurant & BYOB, 1623 Baltimore Pike: sign and repainting exterior
- HARB recommendation for standards for minor work under the new HARB ordinance.
- Drafts of the HARB standards and guidelines for buildings & structures and for signs & awnings

10 RING ROAD
CHADDS FORD, PA 19317-9101

PHONE 610.388.8800

FAX 610.388.5057

WEB WWW.CHADDSFORDPA.GOV

Chadds Ford Township

Historical and Architectural Review Board

Guidelines for Signs and Awnings within Historic Districts

PURPOSE OF THESE GUIDELINES

The Chadds Ford Historical and Architectural Review Board (HARB) recognizes the importance of signs and awnings in making good impressions, attracting customers, and unifying streetscapes. Signage can convey information to the public and enhance the character of buildings and districts. In contrast, poorly designed and incompatible signage can confuse customers, overwhelm buildings, damage historic resources, and detract from the character of an historic area.

All signage in Chadds Ford Township is subject to the provisions of the Sign ordinance (Article XVI of the Chadds Ford Code). Permitted signage varies according to the district or districts in which the property is located. If the property is in an historic district, a Certificate of Appropriateness (COA) is required before a permit can be issued. The purpose of the COA is to ensure is compatible with the historic character of the building, streetscape, and district.

These guidelines were prepared by the HARB to assist applicants for COAs and are intended to:

- Provide suggestions and design assistance for signs and awnings
- Promote a visual connection with historic resources and compatibility within historic districts
- Encourage vitality and allow for design flexibility in signage
- Identify and discourage those elements that are perceived to be detrimental to the historic character and streetscape

SIGNS

In general, signs should be compatible with the scale, proportion, form, and architectural detailing of the building to which they are applied and consistent with or complementary to other signage in the streetscape and within the historic district. Signs should be coordinated with and subordinate to the overall composition of the building façade.

Signs can be either free-standing or attached to a building. They may be single-faced or double-faced.

The following illustrations are intended to provide examples of signs and awnings within the Chadds Ford historic districts.

- **Freestanding Landscape Signs** span between two posts that are set in paving or landscaped areas. They typically have information on two sides.
- **Freestanding Suspended Signs** are suspended from a rail or bracket that is supported by a post or posts in a landscaped or paved area. They typically have information on two sides.
- **Parallel Projecting Signs** are one- or two-sided signs, typically suspended from an architectural element of a building, such as the roof edge of a porch, and mounted parallel to the face of the building
- **Perpendicular Projecting Signs** are usually two-sided signs, suspended from a bracket that is mounted perpendicular to the face of the building
- **Wall-mounted Signs** are single-sided and mounted flat against a wall of the building.
- **Window Signs** are attached to the glass on the interior or exterior of the building. Window Signs are usually painted, vinyl appliques, or etched glass.
- **Awning Signs** are typically lettering located on the awning valence.
- **Historic Signs** are an architectural feature of the building, often reflecting the name of the original owner or use for the building.
- **Directory Signs** are Free-Standing Signs or Wall-mounted Signs that identify businesses or business uses in a building or on a single lot. Each business/use is shown on a small, individual nameplate mounted on a single larger sign face. Individual nameplates usually match in size, colors, and lettering.

HISTORICAL CONTEXT

All signage in Chadds Ford Township is subject to the provisions of the Sign ordinance (Article XVI of the Chadds Ford Code). Permitted signage varies according to the district or districts in which the property is located. If the property is in an historic district, a Certificate of Appropriateness is required before a permit can be issued.

Early signs in Chadds Ford were typically made of wood and were either attached directly to the building or suspended from wrought-iron brackets. Shapes were simple (e.g., rectangular, square or oval) or were related directly to the associated business use (e.g., shoemaker). Background colors were typically intense versions of building colors, such as bottle green, olive, gold, and burgundy. Lettering was carved or painted letters, using a font style that was period-specific.

SIGN GUIDELINES

SIGN TYPES

- Projecting signs hung perpendicular to the wall on a decorative bracket and wall-mounted signs that are rectangular, square or oval are appropriate for most historic buildings.
- Free-standing signs are appropriate for buildings that are set back from the front lot line and that are preferably fronted with landscaping.

SIGN LOCATIONS

- Signs should be located so that they don't obscure historic architecture elements.
- When considering sign location, the applicant should take into account the information to be conveyed, sign type, sign size, sign shape, and other signs nearby.
- HARB encourages mounting a sign so that it emphasizes the building's design elements and fits with existing architectural features, such as reinforcing the horizontal lines of moldings and transoms.
- Wall-mounted signs should be positioned and mounted so as to minimize potential damage to historic buildings. If possible, reuse existing brackets and hardware, or select a location that is easily repaired if the sign is removed.

SIGN SHAPE

- Simple geometric forms (e.g., rectangular, square, oval) and geometric shapes with decorative edges (e.g., scroll tops) are generally considered to be appropriate for all sign types.

- Ornamental signs with shapes that convey the type of business are appropriate for projecting signs

SIGN SIZE

- Small signs are appropriate for small scale buildings and for areas in which there are several signs and there is significant foot traffic.
- Larger signs are generally more appropriate for larger scale buildings with surrounding open space.

SIGN MATERIALS

- Materials that are consistent with the historic character of the building or modern materials that are durable and similar in appearance to historic materials are encouraged.
- HARB discourages:
 - The use of certain contemporary materials, such as plastics or plexiglass
 - Plastic or glossy coatings and metallic paints other than gold
 - Paper signs

SIGN LIGHTING

- HARB encourages the use of ambient light whenever possible
- If lighting is required, small gooseneck or hidden lights are recommended.
- Using low wattage bulb can minimize glare to other properties, pedestrians, and vehicle operators.
- HARB discourages:
 - Internally illuminated signs
 - The use of neon that is highly visible from a public way. [Neon signs were originally developed in the 1920s and are inconsistent with the age and character of Chadds Ford's historic districts' periods of significance.

SIGN COLORS

In considering the appropriate colors for signs, applicants must balance the needs to make them legible, adequately convey the business identity, and complement the historic characters of the building and district.

- Contrast between the background and the lettering can greatly increase the overall legibility.

- Bright colors tend to be incompatible with the character of historic resources. Muted, simple color combinations are encouraged.
- Colors that complement the building are encouraged.
- Limiting the number of colors to no more than three is preferred.

LETTERING

- Excessive amounts of text or highly stylized letters tend to make the sign hard to read.
- HARB generally recommends serif type-faces.
- Carved or painted lettering is encouraged.
- Black lettering on a white background is not recommended.

LOGOS

Applicants may use a corporate logo or symbol that identifies their business. HARB is not obligated, however, to accept a sign design that is based on a national or regional image required by a corporation or franchise.

- Corporate logos and lettering styles that are non-traditional should be de-emphasized. Creative solutions in which corporate logos or corporate lettering styles are secondary elements are continued.

AWNING GUIDELINES

AWNING TYPES AND LOCATIONS

Awnings are a historically popular means of sheltering pedestrians, advertising a business, and protecting window merchandise from sun damage. Historically, awnings projected at a continuous angle away from the face of the building, terminating at a skirt or valance. Awnings were mounted to the building with metal brackets and supported by a metal frame.

Awnings can be either fixed or retractable.

Types of awnings:

- Open-sided Awning
- Closed-sided Awning

AWNING SHAPE

- HARB recommends historically-shaped awnings with straight or scalloped valances.

AWNING SIZE

- HARB recommends that an awning extend over the full length of a store front display, display windows, and door.
- Awnings project approximately three (3) feet from the face of the building with 9-12" valances.

AWNING MATERIALS

- HARB recommends the use of cloth-based materials
- HARB discourages using contemporary or glossy awning materials, such as metals, plastics, or leatherette, that are inconsistent with the building's historic character.

AWNING COLORS

- Solid or striped
- Muted colors that are complementary to the building and consistent with the character of the environment.

LETTERING

- Limited to displaying on the valance

- Simple, brief text.
- Different styles of lettering were traditionally utilized during specific periods. To promote compatibility and consistency with Chadds Ford historic districts' periods of historical significance, HARB generally recommends serif lettering.

LOGOS

Applicants may use a corporate logo or symbol that identifies their business. HARB is not obligated, however, to accept a sign design that is based on a national or regional image required by a corporation or franchise.

- Corporate logos and lettering styles that are non-traditional should be de-emphasized. Creative solutions in which corporate logos or corporate lettering styles are secondary elements are continued.

LIGHTING

- HARB encourages the use of ambient light whenever possible
- HARB discourages the use of internal illumination.

CHADDS FORD TOWNSHIP

HISTORIC AND ARCHITECTURAL REVIEW BOARD

GUIDELINES FOR CONSTRUCTION AND BUILDING REHABILITATION IN CHADDS FORDS' HISTORIC DISTRICTS

These guidelines were prepared by the Chadds Ford Historic and Architectural Review Board (HARB) and were guided by the principals set forth in the US Secretary of the Interior's *Standards for the Treatment of Historic Properties* and the National Park Service's *Guidelines for the Treatment of Historic Properties* and with the recommendations in the Chadds Ford Township Comprehensive Plan.

NEW CONSTRUCTION

New buildings should fit in without seeming falsely historic.

Size, Scale and Proportion -- New Construction shall relate to the dominant proportions, size and scale of buildings of the streetscape.

Rhythm and Patterns -- Design elements of principle facades should reflect the neighborhood patterns. Examples include prevalent number of bays; door and window replacement; floor-to-floor and cornice heights; spacing between windows and doors and between windows and cornices or rooflines; and dimensions of the façade's base and cornice. Where the use of the structure prevents maintaining the prevalent rhythms and patterns, incorporating detailing to suggest the same is recommended.

Materials and Textures -- Building materials, textures and treatments shall be compatible with those of surrounding buildings. Where traditional materials, such as brick, wood or stone, are common in the immediate neighborhood, use of these materials on front facades and secondary facades on corner properties is recommended.

Architectural Details -- Use of architectural details reflecting the character-defining features of the streetscape are recommended.

Streetscapes -- New construction should reflect prevailing setbacks, orientation, and physical elements, which define streetscapes.

REHABILITATION: Alterations, Replacements, and Repairs

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following *Standards for Rehabilitation* were developed in 1995 by the National Park Service of the U.S. Department of the Interior. They are the national standard to guide rehabilitation work on historic resources.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

WHAT DEFINES HISTORIC CHARACTER?

In reviewing applications for work in the Chadds Ford historic districts, the HARB looks at a number of physical qualities and characteristics related to the building and property, streetscape, and district, especially those dating from the associated periods of historical significance.

Buildings – For historic buildings, character-defining elements can include the shape of the building, numbers and placements of openings (e.g., doors and windows), roof shape, pitch, and related features (e.g., dormers, cupolas), building materials, and other details.

GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS

Doors

Facades

Porches

Roofs

Store Fronts

Walls

Windows

Property – Setting; landscaping, including plantings, fences and walls

Streetscape – Character of adjacent and nearby buildings; density; rhythm (i.e., arrangement of solid and open spaces across a building's façade and those of other buildings in the streetscape), visible features such as garages and porches); building uses and related features (e.g., storefronts, awnings and signage).

District – Historic uses

DOORS

Door styles and features, including materials, details, decorative trim, and transoms, and the placement of the doors are important in conveying a sense of the property.

Historic door styles:

- Pane
- Panel
- Pane and Panel
- Flush
- Batten

In addition to doors, entrances contain many different elements that contribute to style and character, including:

- Decorative Trim Elements
- Fanlight
- Screen and Storm Doors
- Side Lights
- Transom

DOOR GUIDELINES

- Repair historic doors whenever possible
- If replacing a door, use historic, in kind materials or modern materials that are similar in appearance. Match the original type, size, shape, and design features, such as decorative trim and glazing patterns.
- HARB discourages:
 - Steel doors and the uses of other materials and modern designs that are unsympathetic to the historic character of the building.
 - Installing new door opening, altering existing openings to accommodate a different door style, or adding new entrance features.
 - Filling-in historic door openings or removing historic entrance features
- Storm doors and screen doors should complement the look of the historic door and should not excessively cover or detract from it. Use wood (or materials with a similar appearance), and select colors that match the door trim.

PORCHES

A porch is a decorative focal point on a building's façade. Many historic buildings were designed with porches, which served as places to relax while remaining connected to the community.

The components of a porch fall into four categories: (1) deck, stairs and foundation, (2) roof and roof supports, (3) balustrade, and (4) decorative elements. The combination, design, and composition of these elements determine the porch's style.

PORCH GUIDELINES

- Porches should reflect the style, features, and materials used in the historic building and the surrounding buildings.
- Retain porches and individual components, when possible; repair or replace in kind deteriorating components
- Utilize minimally intrusive materials and designs when incorporating modern safety features and access
- HARB discourages:
 - Using concrete blocks, vinyl or scrolled iron posts and railings, and unpainted pressure-treated wood.
 - Covering over existing functional and decorative features
 - Adding decorative elements that are inappropriate to the style of the building.
 - For enclosed porches, large expanses of glass or screen to maintain the "community connection". Locate screens and glass inserts behind existing architectural porch elements.
 - Using solid materials such as wood or masonry to enclose a porch.

ROOFS

Roofs and associated features, including dormers, chimneys, cresting, and spires, can contribute significantly to the character of buildings. A roof's shape and silhouette help to define the building's architectural style, and the form, color, and texture of the roof and associated features affect scale and massing of the building.

[Add list and descriptions of roofing types for CF historic districts. Possibilities include gable, gambrel, hipped, pent, mansard, and flat.]

Historically, roofing materials were selected based upon practical and aesthetic factors such as pitch, weather conditions, and the availabilities of materials and craftsmen. Low-pitched to flat roofs depend on a continuous or near-continuous roof surface to minimize water infiltration. Moderately to steeply sloped roofs allow for the use of materials such as slate, shingles and shakes.

- When replacing a roof, maintain the size, shape, texture, pattern, color, and other visual characteristics of the original.
- Roofing materials should be replaced as necessary with the same materials as the original or similar looking modern materials.
- Features should not be removed, changed, or added
- Mechanicals, venting, etc., should be located so that they are not visible from a public way
- Gutters
 - Retain the original drainage system and appearance, if practical.
 - Use rounded gutters rather than profiled K-shaped gutters
 - Use rounded or rectangular downspouts rather than corrugated downspouts

STOREFRONTS

Historically, buildings constructed for commercial purposes often had three distinct vertically stacked zones: (1) storefronts, (2) upper floor(s), and (3) ornamental cornices

A storefront is typically described as a ground level façade with large glass windows for displaying merchandise. Storefront entrances are often recessed within an alcove, with a secondary door for access to upper floors. Storefront features also include storefront cornices (i.e., projecting moldings at the top of the store providing a separation with the upper floors), transom windows located above display windows or doors and often containing signage, structural supports, and aprons.

Upper floors often served as offices or living space. Windows were usually arranged in a regular pattern on a flat wall and were straight or arched with decorative trim or detailing.

Ornamental cornices were projecting moldings that provided a visual cap or termination of the building. The complexity of the cornice design usually reflected the style of the building. Features included panels, brackets, or parapets with incorporated signage. Cornice materials included wood and brick.

Buildings were also constructed to serve both commercial and residential purposes or were constructed for residential purposes and adapted for commercial use. Such buildings usually have storefronts on the ground level, with upper floors, cornices, and roofing having residential styles and scales.

STOREFRONT GUIDELINES

- Retain the historic character and elements of a storefront.
- If the use of historic materials is not economically or technically feasible, use appropriate alternative materials that convey the same visual appearance.
- HARB discourages enclosing entrance alcoves.
- Install blinds or thermal curtains behind storefront windows.
- When constructing a new storefront, respect the scale and proportion of the building and use, maintain the planes of the storefront with respect to the building, and use historically compatible forms and materials.

WALLS

Masonry portions of the building, including joints and strikes, are generally considered important.

WALL GUIDELINES

- Stone and brickwork should not be removed or covered with artificial or synthetic materials.
- Painting of stone or brick should be decided on a case-by-case basis.
- Wood siding should be retained in the same profile and configuration that currently exists.
- The use of synthetic siding where it does not currently exist should be avoided.
- New window locations and modern-looking replacement windows are highly discouraged.

Windows

Windows help to define the architectural style of the building and to identify the building period. Altering the window type, style, shape, size, materials, components, muntin pattern, or location can have a dramatic effect on the appearance of the building.

[Insert list of types/configurations and descriptions.]

Shutters were historically used as shielding devices. Paneled shutters were typically used on ground floors, and louvered shutters were used on upper floors to regulate light and air.

WINDOW GUIDELINES

- Existing windows should be maintained whenever possible.
- HARB discourages adding new window locations.
- Utilize historically appropriate window configurations, sizes, profiles, and exterior muntin patterns.
- Special consideration should be given to retaining window location and proportion.
- When replacing a window, use the same materials as the original or materials with a similar appearance. Match size, shape, operation, muntin pattern, profiles, and detailing to the extent possible.
- If storm windows or screens are used:
 - Interior mounting is preferred to minimize the exterior appearance
 - Wood frames (or materials with a similar appearance) are preferred to vinyl or aluminum.
 - Match the shape of the opening and align the meeting rails with the window dimensions to reveal as much of the window as possible.
 - Match the color of the storm/screen sash with the window trim.
- Shutters
 - Retain shutters when possible or replace with similar-looking materials.
 - Operable shutters with appropriate hardware.
 - Shutter should not be added where they did not exist historically.
 - HARB discourages vinyl or aluminum shutters.

